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## Sussex County Planning & Zoning Commission

### AGENDA

June 14, 2018

6:00 P.M.

#### Call to Order

#### Approval of Agenda

Approval of Minutes – May 24, 2018

#### Old Business

##### **2018-4 Beach Tree Preserve – Double DB, L.P.**

KS/DH

This is a cluster/ESDDOZ subdivision. The cluster/ESDDOZ subdivision is to divide 77.789 +/- acres into 155 single family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying at the northeast corner of Robinsonville Road and John J. Williams Highway (Route 24) and at the southeast corner of Angola Rd. and John J. Williams Hwy. (Rt. 24). Tax Parcel: 234-11.00-49.00 Zoning District. AR-1 (Agricultural Residential District).

##### **C/U #2128 Larry Martin**

MR

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an Auto Repair Shop to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 3.0381 acres, more or less.** The property is lying on the east side of Horsey Church Rd. and on the south side of Shadow Point Ln. 911 Address: 9534 Shadow Point Ln. Tax Parcel: 532-19.00-12.21

##### **C/U #2129 Brian P. Lessard, Lessard Builders, Inc.**

KS

**An Ordinance to grant a Conditional Use of land in a GR General Residential District for Mini-Storage Buildings to be located on a certain parcel of land lying and being in Cedar Creek Hundred, Sussex County, containing 11.70 acres, more or less.** The property is lying at the southeast corner of Argos Corner Rd. and Coastal Hwy. (Rt. 1). 911 Address: 22754 Argos Corner Rd. Tax Parcels: 230-7.00-95.00, 96.00 & 97.00



**C/Z #1850 Swann Cove West, LLC.**

MR

**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR-RPC Medium Residential District-Residential Planned Community (Extension of Change of Zone No. 1471) for a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 7.236 acres, more or less. The property is lying on the northeast and southeast corners of Herring Way and Old Mill Bridge Rd. 911 Address: N/A. Tax Parcel: 533-12.00-73.02**

**Public Hearings**

**2018-5 Meadow View, Lot 10 - Box 64B Selbyville, LLC**

RW

This is a standard subdivision to divide 13.24 +/- acres into 2 single family lots to be located on a certain parcel of land lying and being in Seaford Hundred, Sussex County. The property is lying at the west side of Camp Rd approximately 2,500 feet south of Cannon Rd. Tax Parcel: 331-2.00-18.13. Zoning District. AR-1 (Agricultural Residential District).

**C/U #2130 The Evergreene Companies, LLC (NKA Pallots Corner)**

DH

**An Ordinance to grant a Conditional Use of land in a MR Medium Residential district for multi-family dwellings (20 townhomes) to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 2.3817 acres, more or less. The property is lying at the northeast corner of Cedar Neck Rd and Fred Hudson Rd., and on the northeast side of Cedar Neck Rd. approximately 255 ft. north of Fred Hudson Rd. 911 Address: 30733 Cedar Neck Road, Ocean View. Tax Parcels 134-13.00-72.00 and 72.01.**

**C/U #2131 CBB Cedar Pines, LLC (NKA Oceanside Vista)**

DH

**An Ordinance to grant a Conditional Use of land in a MR Medium Residential district for multi-family dwelling structures to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 11.53 acres, more or less. The property is lying on the east side of Cedar Neck Rd, approximately 722 feet north of Yacht Basin Rd. 911 Address: Not Available. Tax Parcel 134-9.00-21.00.**

**C/U #2132 Dorothy Darley**

KS

**An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential district for a hair studio to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.504 acres, more or less. The property is lying on the north side of Clay Rd, approximately 600 feet east of Marsh Road. 911 Address: 33995 Clay Rd, Lewes. Tax Parcel 335-12.06-58.00.**

**Other Business**

**Hamlet of Tillery (2016-10)**

RW

Final Subdivision Plan

**Nanticoke Indian Association (CU 2115)**

KH

Revised Final Site Plan

<b><u>The Centre at Love Creek (FKA Pelican Landing (S-17-45)</u></b> Revised Preliminary Site Plan	KH
<b><u>Southern DE Therapeutic &amp; Recreational Horseback Riding, Inc. (CU 2103)</u></b> Preliminary Site Plan	KH
<b><u>Clean Cut Pavers (CU 2083 &amp; S-18-42)</u></b> Preliminary Site Plan	KH
<b><u>Waste Management (S-18-43)</u></b> Preliminary Site Plan	RW
<b><u>Good Earth Market (CU 2038 &amp; S-18-45)</u></b> Preliminary Site Plan	DH
<b><u>Hayes Route 9 Car Sales (CU 2119 &amp; S-18-47)</u></b> Preliminary Site Plan	KS
<b><u>Delaware State Police Troop 7 (CU 2015 &amp; S-18-51)</u></b> Preliminary Site Plan	KH
<b><u>EM Smith Farms Limited (S-18-53)</u></b> Preliminary Site Plan	RW
<b><u>JKJ Properties</u></b> Minor Subdivision off 50' easement	KS

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Planning and Zoning Commission meetings can be monitored on the internet at  
[www.sussexcountyde.gov](http://www.sussexcountyde.gov).

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In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on June 7, 2018, at 8:31 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

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